

Reisterstown Road

State Route 140

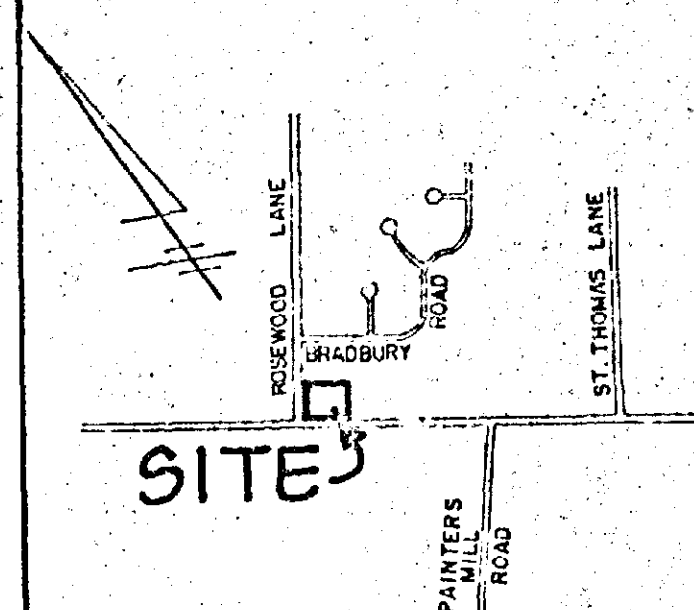
## Plan

Scale: 1" = 20'

LION BROTHERS CO., INC.  
5081/33  
EXIST. ZONING ~ BM  
PRESENT USE ~ OFFICE/MANUFACTURING

VARIANCE IS REQUESTED FROM SECTION 413.2F. TO PERMIT A CUMULATIVE TOTAL OF 161.33 SF ( ONE DOUBLE FACED SIGN 68.06 SF/ONE AND ONE SINGLE FACED SIGN 25.40 SF) OF BUSINESS SIGNAGE IN LIEU OF THE MAXIMUM PERMITTED 100 SF OF BUSINESS SIGNAGE.

Petitioner's Ex 1



VICINITY MAP  
SCALE 1" = 1,000'

### ZONING HISTORY

CASE # 78 - 238 A Variance granted to permit a 0' front yard setback to a canopy over a gasoline pump island instead of 10'. No restrictions.

CASE # 4072 - X Special exception was granted for gasoline service station, subject to the following conditions:

- 1) Compliance with the agreement entered into between the Improvement Association of Center, Inc. and the Eureka Development Corporation
- 2) Plan approved by the Office of Planning and the Bureau of Land Development
- CASE #73-152 X
- Special request for miniature golf course granted, subject to the following restrictions:
- 1) The hours operation should be between 11:00 am and 12 midnight daily.
  - 2) A six foot high scaffold fence must be installed upon the corner boundary line of the subject property and the remainder in the rear.
  - 3) The operator and/or property owner must maintain good order and must maintain the property in a good and reasonable condition.
  - 4) A site plan must be approved by the Highway Administrator of the Department of Public Works and the Office of Planning and Zoning.
- BOARD OF APPEALS  
CASE #73-152 X
- Board of Appeals upheld Zoning Commissioner's decision and granted a special exception for a miniature golf course, subject to the following restrictions:
- 1) Access to the subject property shall be as shown on Petitioner's Exhibit 'B', and there shall be no ingress or egress on Pleasantwood Road.
  - 2) The lighting of subject property shall be shielded, screened or so placed as to be as unobtrusive as possible and not direct any light from intruding upon the residence along Broadway Road.
  - 3) The hours operation shall be between 11:00 am and 12 midnight daily.
  - 4) A six (6) foot high solid black wood with a four (4) foot high scaffold fence must be installed upon the corner boundary line of the subject property and the remainder in the rear.
  - 5) The operator and/or property owner of the miniature golf course shall maintain the property in a good and reasonable condition.
  - 6) A site plan must be approved by the Highway Administrator of the Department of Public Works and the Office of Planning and Zoning.
- BOARD OF APPEALS

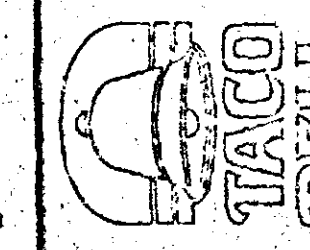
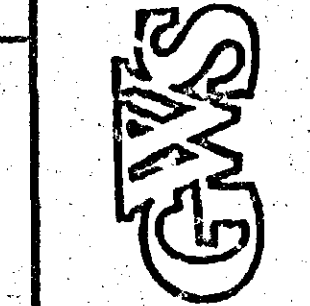
**SITE DATA**  
148 AC

GROSS AREA OF LEASEHOLD	1.48 ACS
ENCLOSURE BY ROSEBOWNE LANE & REISTERSTOWN ROAD AND 1" WIDENING IN REISTERSTOWN ROAD)	
NET AREA OF LEASEHOLD	1.12 ACS
EXISTING ZONING	BL - CNS
EXISTING USE	ABANDONED SERVICE STATION & MINNATITE GOLF COURSE
PROPOSED USE	Q034 BELL RESTAURANT (Q38 +36) 96 SEATS WITH ANCILLARY PICK-UP WINDOW
DEED REFERENCE	826/5 & 826/3 7/17
TAX ACCOUNT NUMBER	0407093603 & 0412078360
COUNCILMANAGER DISTRICT	3
ELECTION DISTRICT	4
AMENITY OFFER SPACE	1
FLOOR AREA RATIO	0.04 ± 0.0
2.438 SF/146,469 SF	1/146,469 SF
STORMWATER MANAGEMENT SIGNAGE	UNIFORM APPLIED FOR 3/14
	UNDER SEPARATE PERMIT; HOWEVER ALL FUTURE SIGNAGE TO COMPLY WITH SECTION 413 BCZR AND ALL ZONING SIGNS POLICIES
BUILD-TO HEIGHT	20'
PREVIOUS COMMERCIAL PERMITS	UNKNOWN
FLOOD PLAIN	N/A
WATERFIED	67
SURVEY SHEET	67
CENSUS TRACT	4042.02
HOURS OF OPERATION - AFFORSTATION EQUIPMENT	10 AM - 12 AM 7 DAYS A WEEK REVENUE PERMIT #0024-1A-0024 (00/10)
DEVELOPMENT APPROVAL	THE PROJECT HAS RECEIVED A LIMITED DEVELOPMENT APPROVAL PERMANENT TO SECTION 4611110109. SEE PREVIOUS

**GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.**

**CIVIL ENGINEERS & LAND SURVEYORS**

658 KENILWORTH DRIVE, SUITE 100  
TOWSON, MARYLAND 21204



TACO BELL 1989

PLAT TO ACCOMPANY  
 WINNING PETITION FOR VARIANCE  
 10245 REISTERSTOWN ROAD

REVISIONS

△		
△		


△		
△		

△		
△		

△		
---	--	--

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

[illegible]

DRAWN BY: 

BUILDING TYPE

MM-90-11

Site # 05 - 16

DATE

SHEET NUMBER

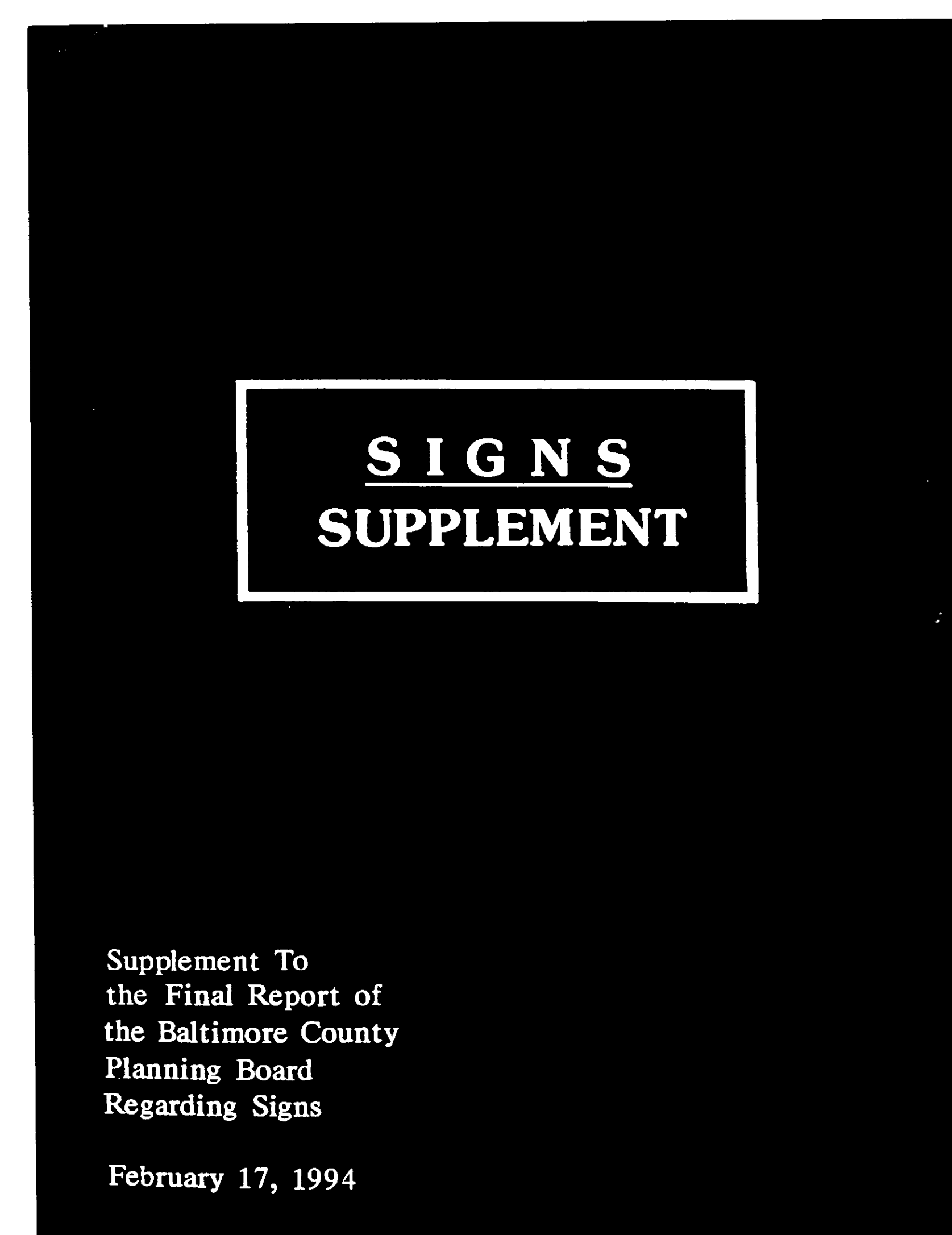
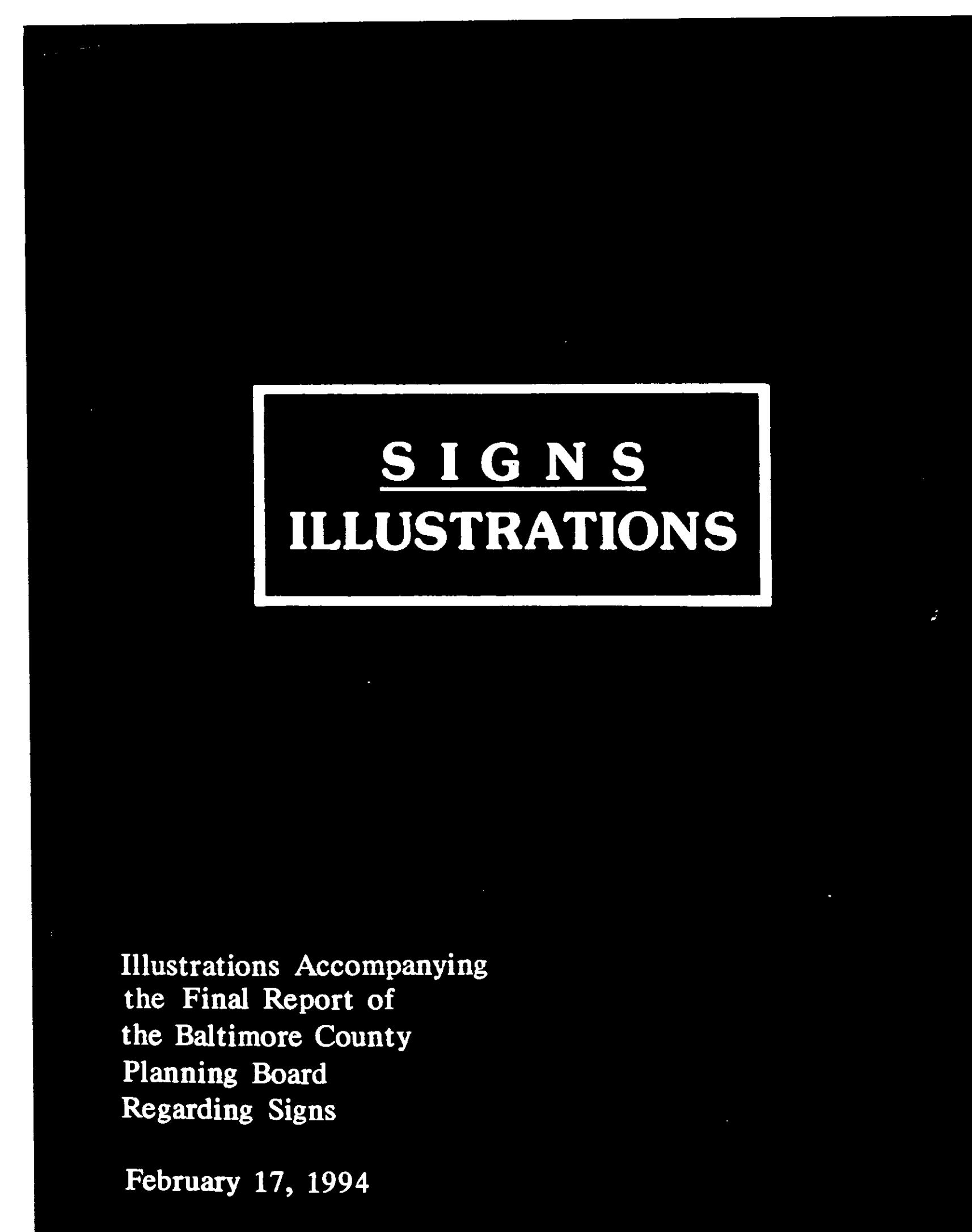
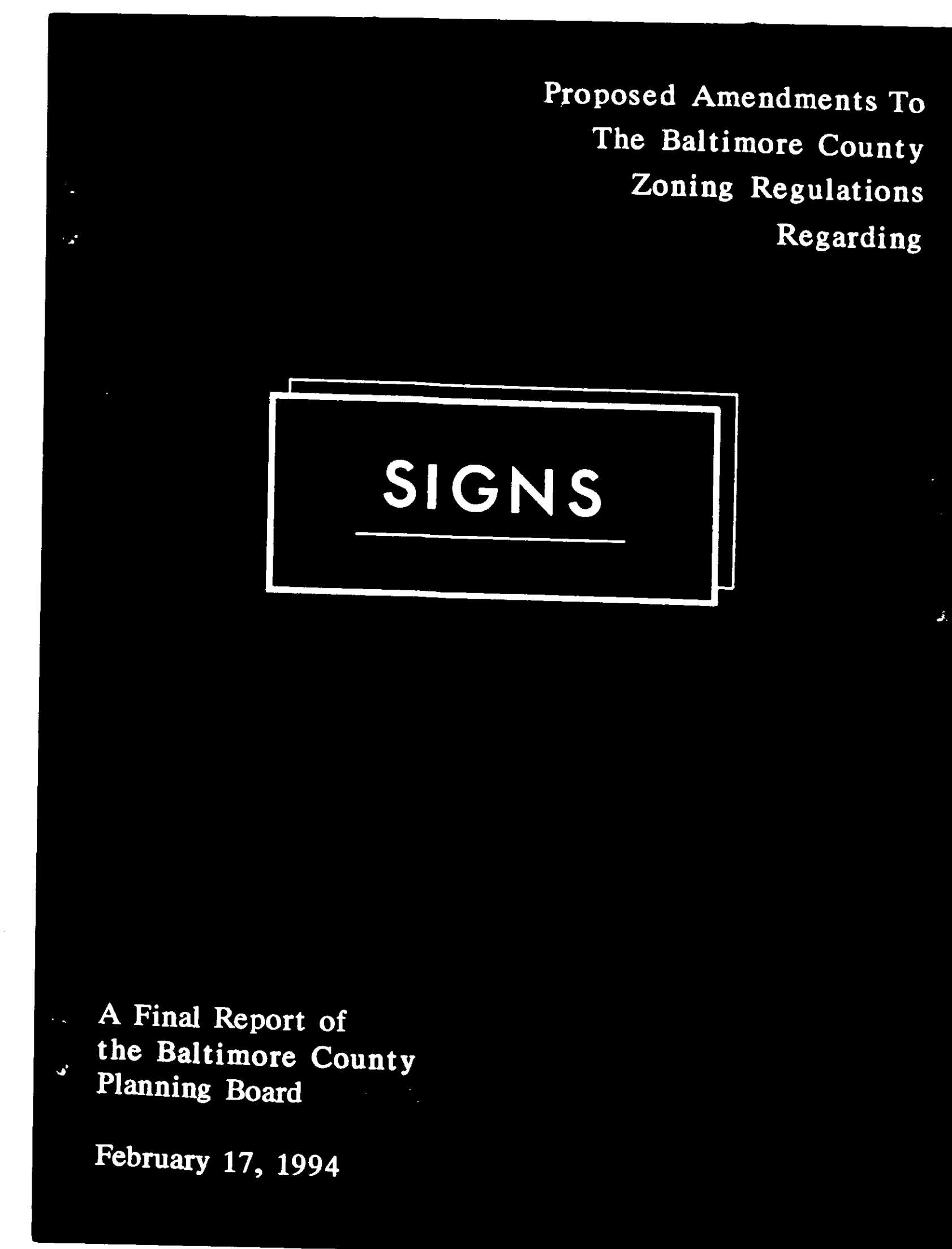
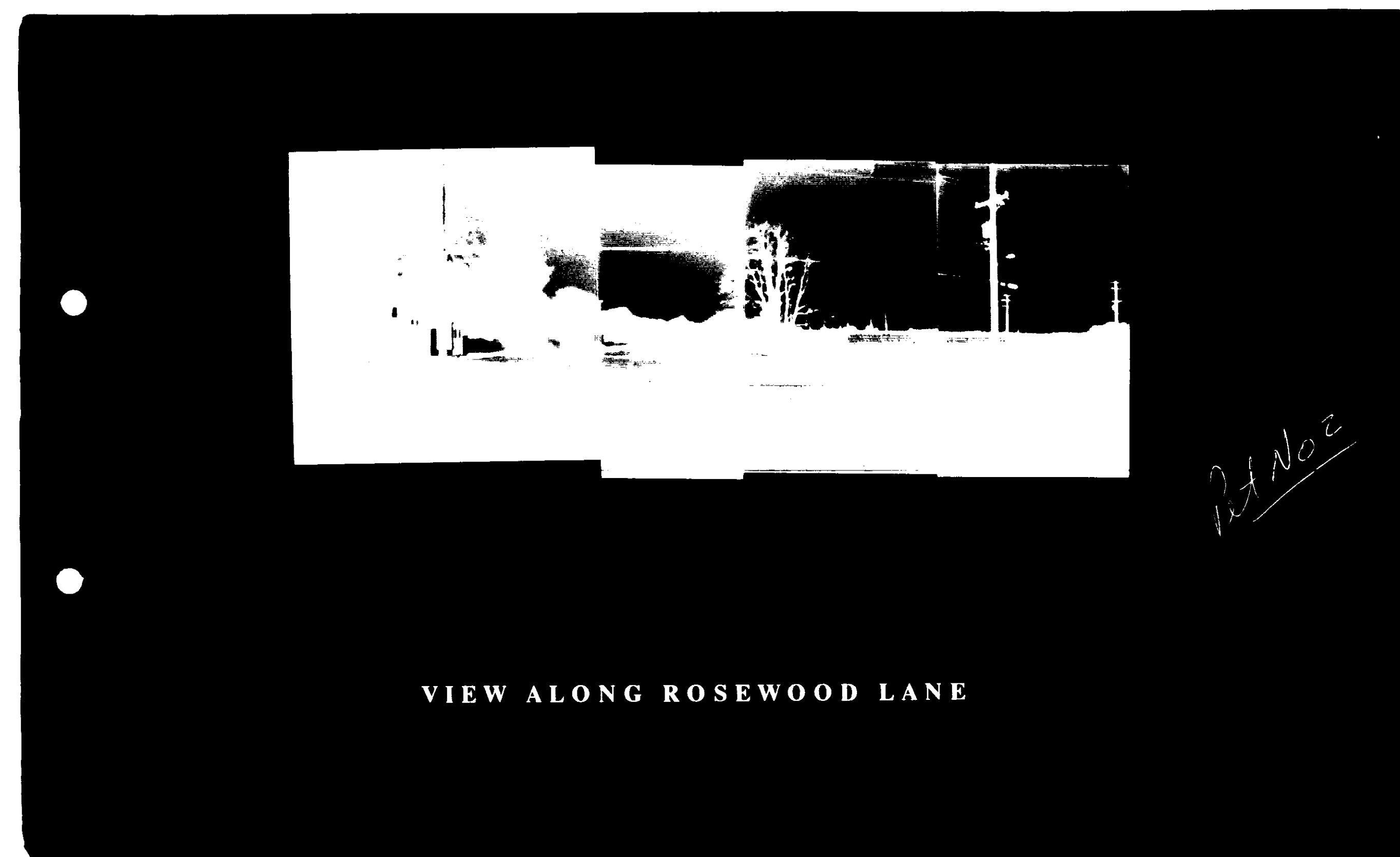
1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

RECEIVED













111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

July 25, 1994

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, MD 21204

RE: Case No. 94-523-A, Item No. 510  
Petition for Variance  
Petitioner: Nick K. Frank, et al

Dear Mr. Hoffman:

Enclosed are copies of comments received from Office of Planning  
and Zoning on July 25, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at  
887-3391.

Sincerely,

Julie A. Winiarski  
Julie A. Winiarski  
Office Assistant

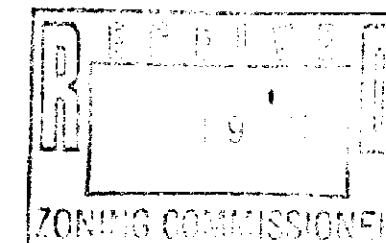
Enclosure

RE: PETITION FOR VARIANCE \*  
10245 Reisterstown Road, S/S \*  
Rosewood Lane, 68.14 feet E of c/l \*  
Reisterstown Road, 4th Election Dist. \*  
3rd Councilmanic \*  
Nick K. Frank, et ux. \*  
Petitioner \*  
\* \* \* \* \*

BEFORE THE \*  
ZONING COMMISSIONER \*  
FOR BALTIMORE COUNTY \*  
CASE NO.: 94-523-A \*  
\* \* \* \* \*

#### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-  
captioned matter. Notice should be sent of any hearing dates or other  
proceedings in this matter and of the passage of any preliminary or  
final Order.



Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of July, 1994, a copy of  
the foregoing Entry of Appearance was mailed to Robert A. Hoffman,  
Esquire, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD  
21204, attorney for Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

Dear Neighbor:

The new Boston Chicken is requesting a zoning change to allow them  
to install a larger sign; an expansion from 100 to 161.53 square  
feet, a ballooning of over 61%.

The zoning hearing will be held in the Old Courthouse, 401  
Washington Ave, Towson, 11:00 am, room 118. We encourage all who  
are able, to attend and express their views.

Many in the Dunbar Association feel that the present size allowed  
is more than adequate and the request should be denied. Increasing  
the size of this or any signage can only lead to a continued  
deteriorating aesthetic blight in our neighborhood.

Please sign below and indicate your opinion: For a Larger Sign, or  
Against a Larger Sign.

Name	Address	FOR/AGAINST
Barry Wood	12 Woodcrest Ct. Baltimore, Md	X
Amie A. Shobana	10231 Reisterstown Rd. Owingsville, Md	X
Michelle A. O'Connor	616 Cylburn Rd. 21029	X
Wm. Yung	1123 Reisterstown Rd. Baltimore	X
Carol Galt	10101 Reisterstown Rd. Owingsville	X
Bridgeth Thorton	10109 Reisterstown Rd. Owingsville	X
John F. Kelly	10109 Reisterstown Rd. Owingsville	X
Thomas E. Kelly	10210 Reisterstown Rd. Owingsville	X
William E. Kelly	10244 Reisterstown Rd. Owingsville	X

Dear Neighbor:

The new Boston Chicken is requesting a zoning change to allow them  
to install a larger sign; an expansion from 100 to 161.53 square  
feet, a ballooning of over 61%.

The zoning hearing will be held in the Old Courthouse, 401  
Washington Ave, Towson, 11:00 am, room 118. We encourage all who  
are able, to attend and express their views.

Many in the Dunbar Association feel that the present size allowed  
is more than adequate and the request should be denied. Increasing  
the size of this or any signage can only lead to a continued  
deteriorating aesthetic blight in our neighborhood.

Please sign below and indicate your opinion: For a Larger Sign, or  
Against a Larger Sign.

Name	Address	FOR/AGAINST
Barry Wood	12 Woodcrest Ct. Baltimore, Md	X
Amie A. Shobana	10231 Reisterstown Rd. Owingsville, Md	X
Michelle A. O'Connor	616 Cylburn Rd. 21029	X
Wm. Yung	1123 Reisterstown Rd. Baltimore	X
Carol Galt	10101 Reisterstown Rd. Owingsville	X
Bridgeth Thorton	10109 Reisterstown Rd. Owingsville	X
John F. Kelly	10109 Reisterstown Rd. Owingsville	X
Thomas E. Kelly	10210 Reisterstown Rd. Owingsville	X
William E. Kelly	10244 Reisterstown Rd. Owingsville	X

Dear Neighbor:

The new Boston Chicken is requesting a zoning change to allow them  
to install a larger sign; an expansion from 100 to 161.53 square  
feet, a ballooning of over 61%.

The zoning hearing will be held in the Old Courthouse, 401  
Washington Ave, Towson, 11:00 am, room 118. We encourage all who  
are able, to attend and express their views. 28 JUL 94 THR

Many in the Dunbar Association feel that the present size allowed  
is more than adequate and the request should be denied. Increasing  
the size of this or any signage can only lead to a continued  
deteriorating aesthetic blight in our neighborhood.

Please sign below and indicate your opinion: For a Larger Sign, or  
Against a Larger Sign.

Name	Address	FOR/AGAINST
James A. Hays	1 Harmon Rd. Owingsville	X
Robert A. Hays	2 Harmon Rd. Owingsville	X
James A. Hays	6 Harmon Rd. Owingsville	X
James A. Hays	8 Harmon Rd. Owingsville	X
James A. Hays	10 Harmon Rd. Owingsville	X
James A. Hays	12 Harmon Rd. Owingsville	X
James A. Hays	14 Harmon Rd. Owingsville	X
James A. Hays	16 Harmon Rd. Owingsville	X
James A. Hays	18 Harmon Rd. Owingsville	X
James A. Hays	20 Harmon Rd. Owingsville	X
James A. Hays	22 Harmon Rd. Owingsville	X
James A. Hays	24 Harmon Rd. Owingsville	X
James A. Hays	26 Harmon Rd. Owingsville	X
James A. Hays	28 Harmon Rd. Owingsville	X
James A. Hays	30 Harmon Rd. Owingsville	X
James A. Hays	32 Harmon Rd. Owingsville	X
James A. Hays	34 Harmon Rd. Owingsville	X
James A. Hays	36 Harmon Rd. Owingsville	X
James A. Hays	38 Harmon Rd. Owingsville	X
James A. Hays	40 Harmon Rd. Owingsville	X
James A. Hays	42 Harmon Rd. Owingsville	X
James A. Hays	44 Harmon Rd. Owingsville	X
James A. Hays	46 Harmon Rd. Owingsville	X
James A. Hays	48 Harmon Rd. Owingsville	X
James A. Hays	50 Harmon Rd. Owingsville	X

Dear Neighbor:

The new Boston Chicken is requesting a zoning change to allow them  
to install a larger sign; an expansion from 100 to 161.53 square  
feet, a ballooning of over 61%.

The zoning hearing will be held in the Old Courthouse, 401  
Washington Ave, Towson, 11:00 am, room 118. We encourage all who  
are able, to attend and express their views.

Many in the Dunbar Association feel that the present size allowed  
is more than adequate and the request should be denied. Increasing  
the size of this or any signage can only lead to a continued  
deteriorating aesthetic blight in our neighborhood.

Please sign below and indicate your opinion: For a Larger Sign, or  
Against a Larger Sign.

Name	Address	FOR/AGAINST
James A. Hays	1 Harmon Rd. Owingsville	X
James A. Hays	2 Harmon Rd. Owingsville	X
James A. Hays	6 Harmon Rd. Owingsville	X
James A. Hays	8 Harmon Rd. Owingsville	X
James A. Hays	10 Harmon Rd. Owingsville	X
James A. Hays	12 Harmon Rd. Owingsville	X
James A. Hays	14 Harmon Rd. Owingsville	X
James A. Hays	16 Harmon Rd. Owingsville	X
James A. Hays	18 Harmon Rd. Owingsville	X
James A. Hays	20 Harmon Rd. Owingsville	X
James A. Hays	22 Harmon Rd. Owingsville	X
James A. Hays	24 Harmon Rd. Owingsville	X
James A. Hays	26 Harmon Rd. Owingsville	X
James A. Hays	28 Harmon Rd. Owingsville	X
James A. Hays	30 Harmon Rd. Owingsville	X
James A. Hays	32 Harmon Rd. Owingsville	X
James A. Hays	34 Harmon Rd. Owingsville	X
James A. Hays	36 Harmon Rd. Owingsville	X
James A. Hays	38 Harmon Rd. Owingsville	X
James A. Hays	40 Harmon Rd. Owingsville	X
James A. Hays	42 Harmon Rd. Owingsville	X
James A. Hays	44 Harmon Rd. Owingsville	X
James A. Hays	46 Harmon Rd. Owingsville	X
James A. Hays	48 Harmon Rd. Owingsville	X
James A. Hays	50 Harmon Rd. Owingsville	X

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Robert Hoffman	210 Allegheny
JAMES MATS / G.W. Stephens	658 Potomac Drive Towson 21204
Paul Frank	2209 Dunbar Rd. Lethbridge 21023
IRV ROSEN	905 LIGHT ST. 21230
Anthony K. Bled	620 Wagoner Pkwy #200 Hickory, VA 22070

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Paul G. Lord	23 Bradbury Rd. Owingsville 21117
James A. Hays	One Harmon Rd. Owingsville 21117



**Baltimore County Government**  
Office of Zoning Administration and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

**receipt**  
94-523-A

Account: RCF16150  
Item Number: 510

Date: 6-24-94  
Owner: Nick & Angelina Frank  
Contract Purchaser: Taco Bell Corp.  
Site: 10245 Reisterstown Rd.  
#020 - 250.00  
#010 - Sign & Posting 35.00  
Total: 285.00

Please Make Checks Payable to Baltimore County

Cashier Validation

**Baltimore County Government**  
Office of Zoning Administration and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:  
Item No.: 510  
Petitioner:  
Location:  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: Barbara Ormrod  
ADDRESS: 210 Allegheny Ave.  
Towson, MD 21204  
PHONE NUMBER: 494-6201

**MUST BE SUPPLIED**

**Baltimore County Government**  
Office of Zoning Administration and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

**CASE NUMBER:** 94-523-A (Item 510)  
10245 Reisterstown Road  
S/S Rosewood Lane, 67.14 feet E of c/l Reisterstown Road  
4th Election District - 3rd Councilmanic  
Petitioner(s): Nick K. Frank and Angelina Frank  
HEARING: THURSDAY, JULY 28, 1994 at 11:00 a.m. in Rm. 118 Old Courthouse

Variance to permit a cumulative total of 161.53 square feet (one double-faced sign 68.06 square feet/face and one single-faced sign 25.4 square feet) of business signage in lieu of the maximum permitted 100 square feet of business signage.

**NOTES:** (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

**Baltimore County Government**  
Office of Zoning Administration and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

**CASE NUMBER:** 94-523-A (Item 510)  
10245 Reisterstown Road  
S/S Rosewood Lane, 67.14 feet E of c/l Reisterstown Road  
4th Election District - 3rd Councilmanic  
Petitioner(s): Nick K. Frank and Angelina Frank  
HEARING: THURSDAY, JULY 28, 1994 at 11:00 a.m. in Rm. 118 Old Courthouse

Variance to permit a cumulative total of 161.53 square feet (one double-faced sign 68.06 square feet/face and one single-faced sign 25.4 square feet) of business signage in lieu of the maximum permitted 100 square feet of business signage.

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

**NOTES:** (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

**Baltimore County Government**  
Office of Zoning Administration and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

July 19, 1994

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Case No. 94-523-A, Item No. 510  
Petition for Variance  
Petitioner: Nick K. Frank, et al.

Dear Mr. Hoffman:

The Zoning Planning Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on June 24, 1994 and scheduled for a hearing accordingly. Any filing on June 24, 1994 and scheduled for a hearing accordingly. Any filing on June 24, 1994 and scheduled for a hearing accordingly. Any filing on June 24, 1994 and scheduled for a hearing accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

**Maryland Department of Transportation**  
State Highway Administration  
U. James Lightnizer  
Secretary  
Hal Kassoff  
Administrator

7-9-94

Ms. Charlotte Minton  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 4510 (JOS)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*Bob Small*  
for *DAVID N. KATSEY, ACTING CHIEF*  
John Contestabile, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**Baltimore County Government**  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, MD 21286-5500 (410) 887-4500

DATE: 07/01/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW  
LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 492, 503, 505 AND 510.

**RECEIVED**  
JUL 5 1994  
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 587-4881, MS-1102F

CC: File

**BALTIMORE COUNTY, MARYLAND**  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: July 18, 1994

SUBJECT: 10245 Reisterstown Road

**INFORMATION:**

Item Number: 510  
Petitioner: Nick K. Frank  
Property Size: \_\_\_\_\_  
Zoning: D.L.-A.S.  
Requested Action: \_\_\_\_\_  
Hearing Date: 7/28/94

**SUMMARY OF RECOMMENDATIONS:**

Based upon the information provided and analysis conducted, staff offers the following comments:

The proposed sign regulations would permit one freestanding Enterprise sign per frontage, up to 75 square feet per side. Two menu boards, up to 50 square feet (one side only) would also be permitted.

The signage proposed for this site (one freestanding sign, 68 square feet per side and a 25 square foot menu board) is only 50% of the number of signs which would be permitted by the new regulations. The size of both proposed signs is less than what would be permitted by the new regulations. The new regulations do not attempt to not permit signs in cases where the building itself could be considered a sign.

The petitioner could conform with the current regulations (and the proposed new regulations) by downsizing the double-faced sign to about 30 square feet per side. This would probably be much smaller than other signs in the vicinity, as well as less than half the maximum permitted by the new regulations. Based on the proposed sign regulations, staff supports the applicant's request.

Prepared by: *Jeffrey W. Long*  
Division Chief: *Earl L. Kimo*

PK/JLW  
ZAC 510/PZONE/ZAC1

Pg. 1



IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
5/5 Rosewood Lane, 68.14 ft. \* ZONING COMMISSIONER  
R of c/1 Reisterstown Road \*  
10245 Reisterstown Road \* OF BALTIMORE COUNTY  
4th Election District \*  
3rd Councilmanic District \* Case No. 94-523-A  
Legal Owners: Nick K. Frank \*  
and Angeline Frank, his wife \*  
Lessee: Taco Bell Corporation \*  
Petitioner \* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 10245 Reisterstown Road in the Owings Mills section of Baltimore County. Relief is requested from Section 413.2.F of the Baltimore County Zoning Regulations (BCZR) to permit a cumulative total of 161.53 sq. ft., including one double faced sign of 68.06 sq. ft. per side, and one single face sign of 25.40 sq. ft., of business signage, in lieu of the maximum permitted 100 sq. ft. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petition was filed by Nick K. Frank and Angeline Frank, his wife, property owners, and by Taco Bell Corporation, Contract Purchasers.

Appearing at the public hearing held for this case were Mr. Nick K. Frank and Mr. Anthony K. Byrd, Construction Manager for Taco Bell. Also present were Irv Rosen and James Matis of G.W. Stephens and Associates, Inc. G.W. Stephens and Associates prepared the site plan. The Petitioner was represented by Robert A. Hoffman, Esquire. Appearing in opposition to the request was Gail A. Lord and James J. Skryja, who reside nearby.

Testimony and evidence presented was that the subject property is approximately 1.48 acres in area and is located at the intersection of Reisterstown Road and Rosewood Lane in Owings Mills. The property is zoned B.U.-C.N.S. In years gone by, the property has had a number of

uses, although it is presently vacant. The property was, at one time, used as a gas station and earlier as a miniature golf course. Immediately next door to the subject site is a Boston Chicken Restaurant.

The Petitioner proposes developing the site for a Taco Bell Fast Food Restaurant. Construction of a standard Taco Bell building and related parking area is proposed, as shown on the site plan. Mr. Byrd noted that there are approximately 15 Taco Bell sites in the Baltimore area and that the proposed restaurant will be similar to several of the other locations. There will be 90 seats offered at the restaurant and a drive-thru area will be allowed.

The variance relates to the proposed signage. Under the present zoning regulations, 100 sq. ft. of business signage is allowed pursuant to Section 413.2.F. of the BCZR. These sign regulations are presently being revised and a bill amending the regulations is presently before the County Council. However, this Petitioner is required to comply with the regulations in their present format. The Petitioner proposes two signs on the property, which are clearly shown on the site plan. One will be a sign on the top of a pole located on the southeast corner of the site adjacent to Reisterstown Road. The proposed sign is 68.06 sq. ft. per face for a total of 136.13 sq. ft. A second sign is proposed adjacent to the drive-thru lane and will be a menu board to assist drive-in customers. The total sign area of that sign is 25.40 sq. ft. Thus, the total signage proposed is 161.53 sq. ft. which exceeds the maximum allowed.

Mr. Matis testified that the proposed signage would comply with the new sign regulations. He believes that same is entirely appropriate given the size of the site in existing uses nearby. Moreover, he testified as to the requirements contained in Section 307 of the BCZR for any variance.

-2-

In opposition to the request, testimony was received from Ms. Lord and Mr. Skryja who live nearby. They object to the commercialization and proliferation of business uses on Reisterstown Road. They feel that the proposed signage is excessive and not warranted. It is also of note that a Zoning Plans Advisory Committee (ZAC) comment was received from the Office of Planning and Zoning. That comment, which is self explanatory, supports the requested variance and notes that both proposed signs would be less than permitted under the new regulations.

All variances must be adjudged in accordance with the standards of Section 307 of the BCZR. Therein, the Petitioner must adduce testimony and evidence that the proposed use would not be detrimental to the surrounding locale and is consistent with the spirit and intent of the BCZR. The Petitioner must also show that it would suffer practical difficulty if the variance was denied.

Based upon the testimony and evidence offered in this case, I am persuaded that the variance should be granted. It is clear that unique circumstances exist to this site which justify the granting of the variance. I agree entirely with the comment offered from the Office of Planning and Zoning and believe that the signage is appropriate.

As I also noted at the hearing, the Petitioner's proposed permanent signs clearly would not be detrimental to the surrounding locale. What does cause an adverse impact in my opinion is temporary signage on the site. As I observed in considering another case for a Taco Bell in Baltimore County (case No. 94-184-A), the addition of flags, banners, etc. on the site detract from the esthetic scheme of the neighborhood and adversely affect the nearby residential uses. For this reason, I will include a restriction similar to that imposed in the other case. This restriction

-3-

is designed to prevent temporary and inappropriate signage and advertising on site after the business has opened.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30 day of August, 1994 that a variance from Section 413.2.F of the Baltimore County Zoning Regulations (BCZR) to permit a cumulative total of 161.53 sq. ft., including one double faced sign of 68.06 sq. ft. per side, and one single face sign of 25.40 sq. ft., of business signage, in lieu of the maximum permitted 100 sq. ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner and subsequent property owner/lessee shall be prohibited from employing any outdoor advertising on this site, other than the signs shown on the site plan. This restriction shall take effect 30 days after the occupancy of the property by the Taco Bell Restaurant, thereby enabling this business to advertise its opening and/or employment opportunities. Thereafter, there shall be no banners, flags, temporary signs or other outdoor mechanisms designed to draw attention to and/or advertise the business on site.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mm

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: 7/1/94  
Posted for: Variance  
Petitioner: Nick K. Frank & Angeline Frank  
Location of property: 10245 Reisterstown Road, at Rosewood Lane  
Location of Sign: Along Rosewood Lane, property being zoned  
Remarks: See description of variance  
Posted by: LES Date of return: 7/1/94  
Number of Signs: 1

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

August 24, 1994

Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard  
210 W. Allegheny Avenue  
Towson, Maryland 21204

RE: Case No. 94-523-A  
Petition for Zoning Variance  
Legal Owners: Nick K. Frank, et ux  
Contract Purchaser: Taco Bell Corporation, Petitioner

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmm

att.

cc: Ms. Gail Lord, 23 Bradbury Road, Owings Mills, Md. 21117  
cc: Mr. James J. Skryja, One Harmon Road, Owings Mills, Md. 21117



## Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 10245 Reisterstown Road  
which is presently zoned BL-CNS

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413.2F to permit a cumulative total of 161.53 sq. ft. (one double-faced sign 68.06 sq. ft./face and one single-faced sign 25.40 sq. ft.) of business signage in lieu of the maximum permitted 100 sq. ft. of business signage.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

to be determined at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the Zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

Taco Bell Corporation

By: Anthony K. Byrd

Signature: Anthony K. Byrd

620 Herndon Parkway, Ste. 200

Address:

Herndon, VA 22070

City:

Attorney for Petitioner:

Robert A. Hoffman

(Print or Print Name)

Venable, Baetjer and Howard

210 Allegheny Avenue 494-6262

Towson, MD 21204

City:

State:

Postcode:

Who do solemnly declare and affirm, under the penalties of perjury, that they are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

Nick K. Frank

(Print or Print Name)

Signature: Nick K. Frank

Angeline Frank

(Print or Print Name)

Signature: Angeline Frank

2209 Dalewood Road

Address:

Lutherville, MD 21093

City:

Name, Address and phone number of local owner: (Contact local owner by telephone)

Robert A. Hoffman

Venable, Baetjer and Howard

210 Allegheny Avenue 494-6262

Towson, MD 21204

City:

State:

Postcode:

ESTIMATED LENGTH OF HEARING

the following dates

ALL

REVIEWED BY

DATE

FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
ENGINEERS  
608 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to Accompany Zoning  
Petition for Variance,  
#10245 Reisterstown Road.

June 6, 1994

Beginning for the same at a point on the south side of Rosewood Lane said point being distant North 70° 41' 01" East 68.14'± from the intersection of the center lines of Reisterstown Road and Rosewood Lane running thence and binding along the south side of Rosewood Lane

1 - North 41° 57' 28" East 192.90' thence leaving Rosewood Lane and running thence the two following courses viz:  
2 - South 47° 36' 42" East 231.65'  
3 - South 42° 23' 19" West 212.89' to the east side of Reisterstown Road as intended to be widened thence binding along said east side of Reisterstown Road the two following courses viz:

4 - North 47° 36' 42" West 210.05' and  
5 - North 02° 49' 37" West 28.39' to the place of beginning. Containing 1.12 acres of land more or less.

THIS DESCRIPTION IS INTENDED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED FOR USE IN CONVEYANCE OF LAND.



#### CERTIFICATE OF PUBLICATION

TOWSON, MD. July 8, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 7, 1994

THE JEFFERSONIAN,  
A. H. JENSEN  
PUBLISHED BY TOWSON

NOTICE OF HEARING  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413.2F to permit a cumulative total of 161.53 sq. ft. (one double-faced sign 68.06 sq. ft./face and one single-faced sign 25.40 sq. ft.) of business signage in lieu of the maximum permitted 100 sq. ft. of business signage.

City:

State:

Postcode:

ESTIMATED LENGTH OF HEARING

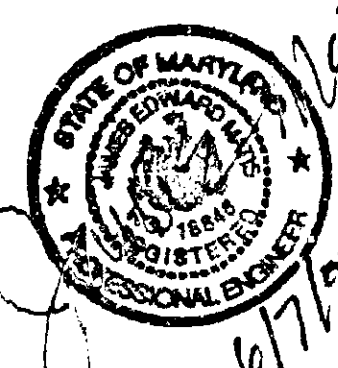
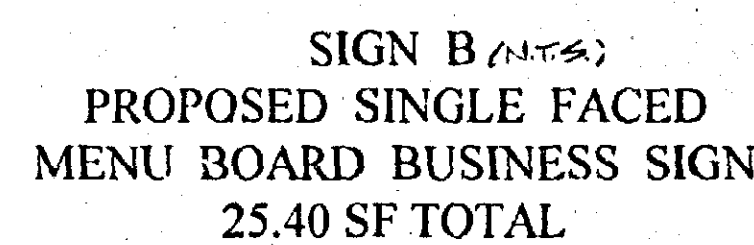
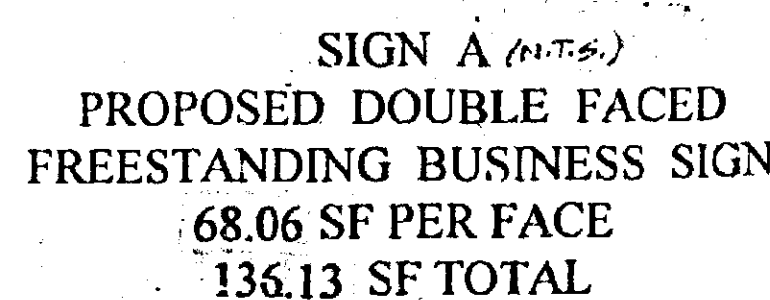
the following dates

ALL

REVIEWED BY

DATE



[illegible]

Reisterstown Road

State Route 140

## Plan

LION BROTHERS CO., INC.  
5081/33  
EXIST. ZONING ~ BM  
PRESENT USE ~ OFFICE/MANUFACTURING

VARIANCE IS REQUESTED FROM SECTION 413.2F. TO PERMIT A CUMULATIVE TOTAL OF 161.33 SF ( ONE DOUBLE FACED SIGN 68.06 SF/ONE AND ONE SINGLE FACED SIGN 25.40 SF) OF BUSINESS SIGNAGE IN LIEU OF THE MAXIMUM PERMITTED 100 SF OF BUSINESS SIGNAGE.

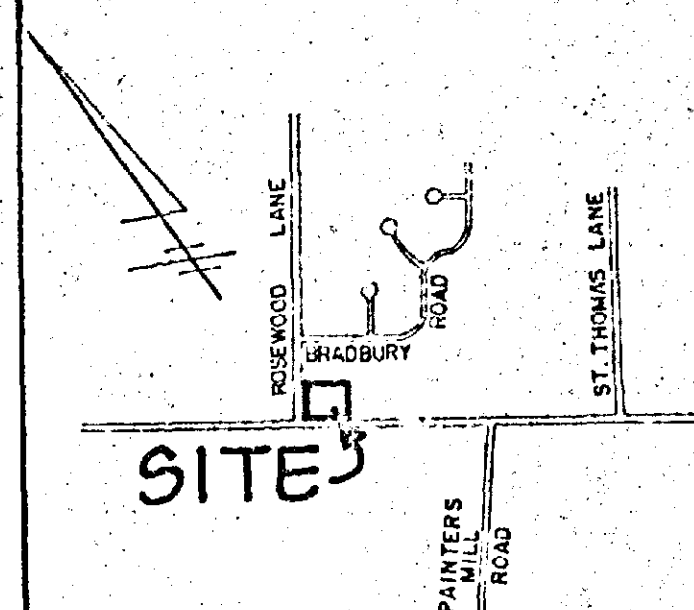
Legal Owner

Nick K. Frank  
Angeline Frank  
2209 Palewood Road  
Lutherville, Maryland 21093

PETITIONER  
Lessee

Taco Bell Corporation  
620 Herndon Parkway Suite 200  
Herndon, Virginia 22070  
Attention: Anthony Byrd  
1-703-787-7601

Petitioner's Ex 1



VICINITY MAP  
SCALE 1" = 1,000'

### ZONING HISTORY

CASE # 78 - 238 A Variance granted to permit a 0' front yard setback to a canopy over a gasoline pump island instead of 10'. No restrictions.

CASE # 4072 - X Special exception was granted for gasoline service station, subject to the following conditions:

- 1) Compliance with the agreement entered into between the Improvement Association of Center, Inc. and the Eureka Development Corporation
- 2) Plan approved by the Office of Planning and the Bureau of Land Development
- CASE #73-122 X
- Special request for miniature golf course granted, subject to the following restrictions:
- 1) The hours operation should be between 11:00 am and 12 midnight daily.
  - 2) A six foot high scaffold fence must be installed upon the corner boundary line of the subject property and the remainder in the rear.
  - 3) The operator and/or property owner must maintain good records which substantiate the property is in a good and reasonable condition.
  - 4) A site plan must be approved by the Highway Administrator, the Department of Public Works and the Office of Planning and Zoning.
- BOARD OF APPEALS  
CASE #73-122 X
- Board of Appeals upheld Zoning Commissioner's decision and granted a special exception for a miniature golf course, subject to the following restrictions:
- 1) Access to the subject property shall be as shown on Petitioner's Exhibit 'B', and there shall be no ingress or egress on Pleasanton Road.
  - 2) The lighting of subject property shall be shielded, screened or so placed as to be as unobtrusive as possible and not cast any light from intruding upon the residence along Broadway Road.
  - 3) The hours operation shall be between 11:00 am and 12 midnight daily.
  - 4) A six (6) foot high solid black wood with a four (4) foot high scaffold fence must be installed upon the corner boundary line of the subject property and the remainder in the rear.
  - 5) The operator and/or property owner of the miniature golf course shall maintain the property in a good and reasonable condition.
  - 6) A site plan must be approved by the Highway Administrator, the Department of Public Works and the Office of Planning and Zoning.
- BOARD OF APPEALS

**SITE DATA**  
LMAC

GROSS AREA OF LEASEHOLD	1.48 ACS
ENCLOSURE BY ROSEBOWNE LANE & REISTERSTOWN ROAD AND 1" WIDENING IN REISTERSTOWN ROAD)	
NET AREA OF LEASEHOLD	1.12 ACS
EXISTING ZONING	BL - CNS
EXISTING USE	ABANDONED SERVICE STATION & MINNATITE GOLF COURSE
PROPOSED USE	Q24 BELL RESTAURANT (Q24+38+46) 96 SEATS WITH ANCILLARY PICK-UP WINDOW Q24/54 & Q24/37-78 3 0407090360 & Q412074360 3 1 UNDEVELOPED
DEED REFERENCE	0.04 ± 0.0
TAX ACCOUNT NUMBER	WATER APPLIED FOR 3/14
COUNCILMANAGER DISTRICT	UNDER SEPARATE PERMIT; HOWEVER ALL FUTURE ENFORCE TO COMPLY WITH SECTION 411 BCZR AND ALL ZONING
ELECTION DISTRICT	SIP POLICIES
AMENITY OFFICE SPACE	20
FLOOR AREA RATIO	UNKNOWN
2.43% ST/146-669 ST	N/A
STORMWATER MANAGEMENT	67
SIGNAGE	4042.02
	10 min ± 12 min 7 DAYS A WEEK
	EDMONT PROJECT #1024-1A-002 (P2/10)
BUILD-TO HEIGHT	
PREVIOUS COMMERCIAL PERMITS	
FLOOD PLAIN	
WATERFIED	
SUBSEWER SHED	
CENSUS TRACT	
HOURS OF OPERATION	
AFRISTORATION EQUIPMENT	
DEVELOPMENT APPROVAL	THE PROJECT HAS RECEIVED A LIMITED DEVELOPMENT APPROVAL PERMIT TO SECTION 4611110109. SEE PERMIT

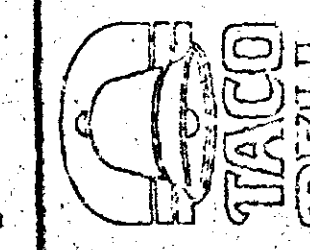
**GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.**

---

**CIVIL ENGINEERS & LAND SURVEYORS**

---

658 KENILWORTH DRIVE, SUITE 100  
TOWSON, MARYLAND 21204



TACO BELL 1989

PLAT TO ACCOMPANY  
ONING PETITION FOR VARIANCE  
10245 REISTERSTOWN ROAD

REVISIONS

△		
△		

△		
△		

△		
△		

△		
---	--	--

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

[illegible]

DRAWN BY: *[Signature]*

BUILDING TYPE

MM-90-11

Site # 05 - 16

DATE

SHEET NUMBER

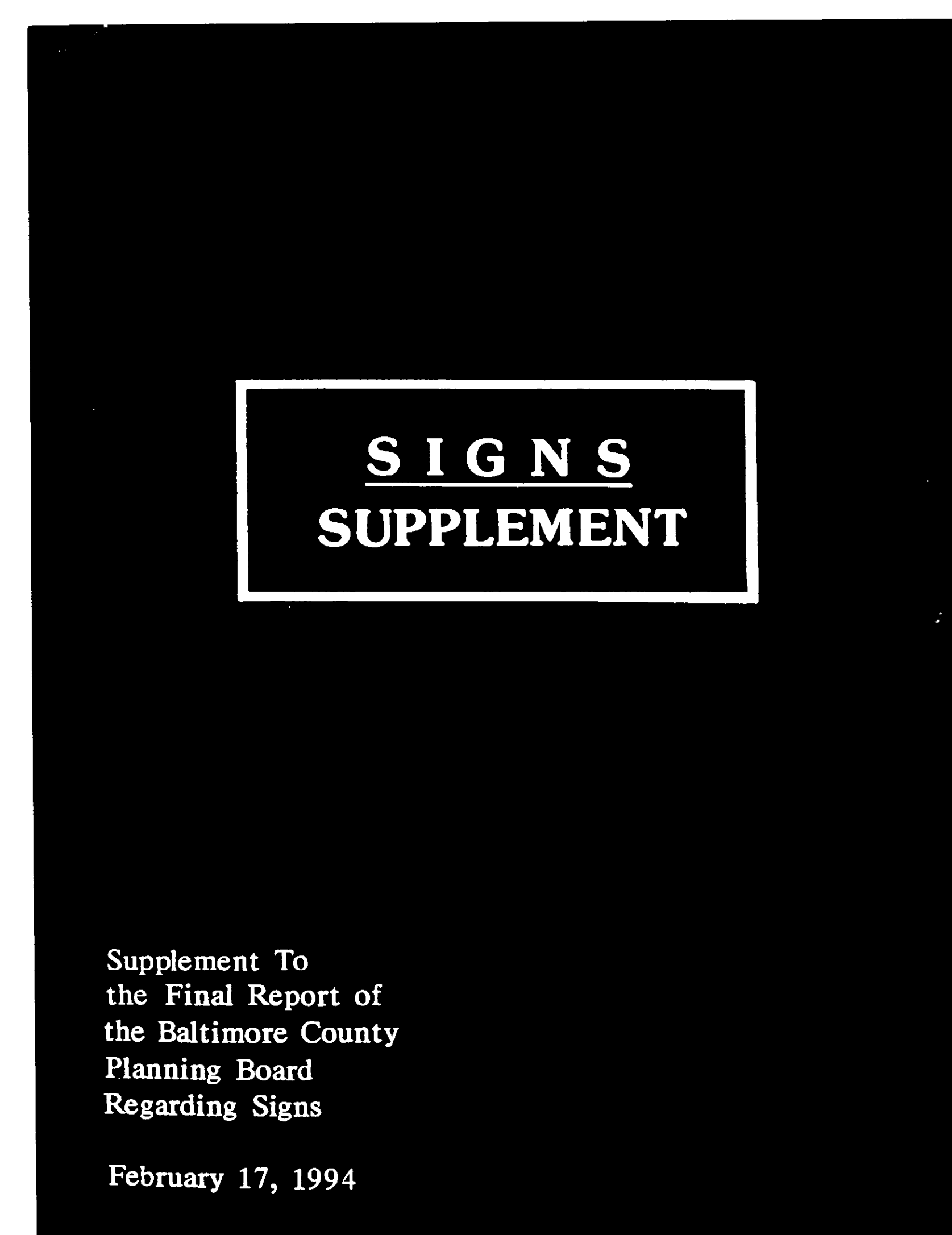
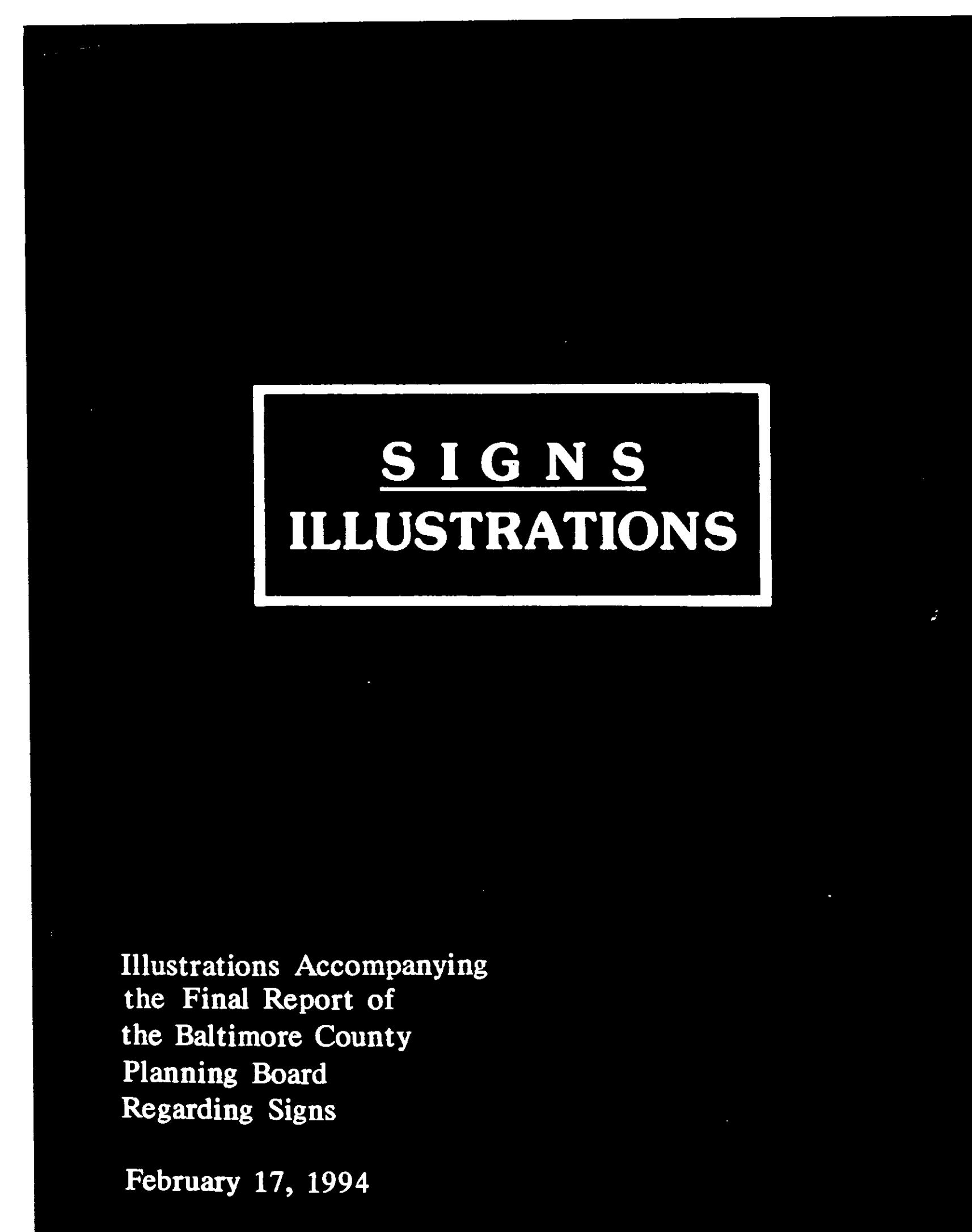
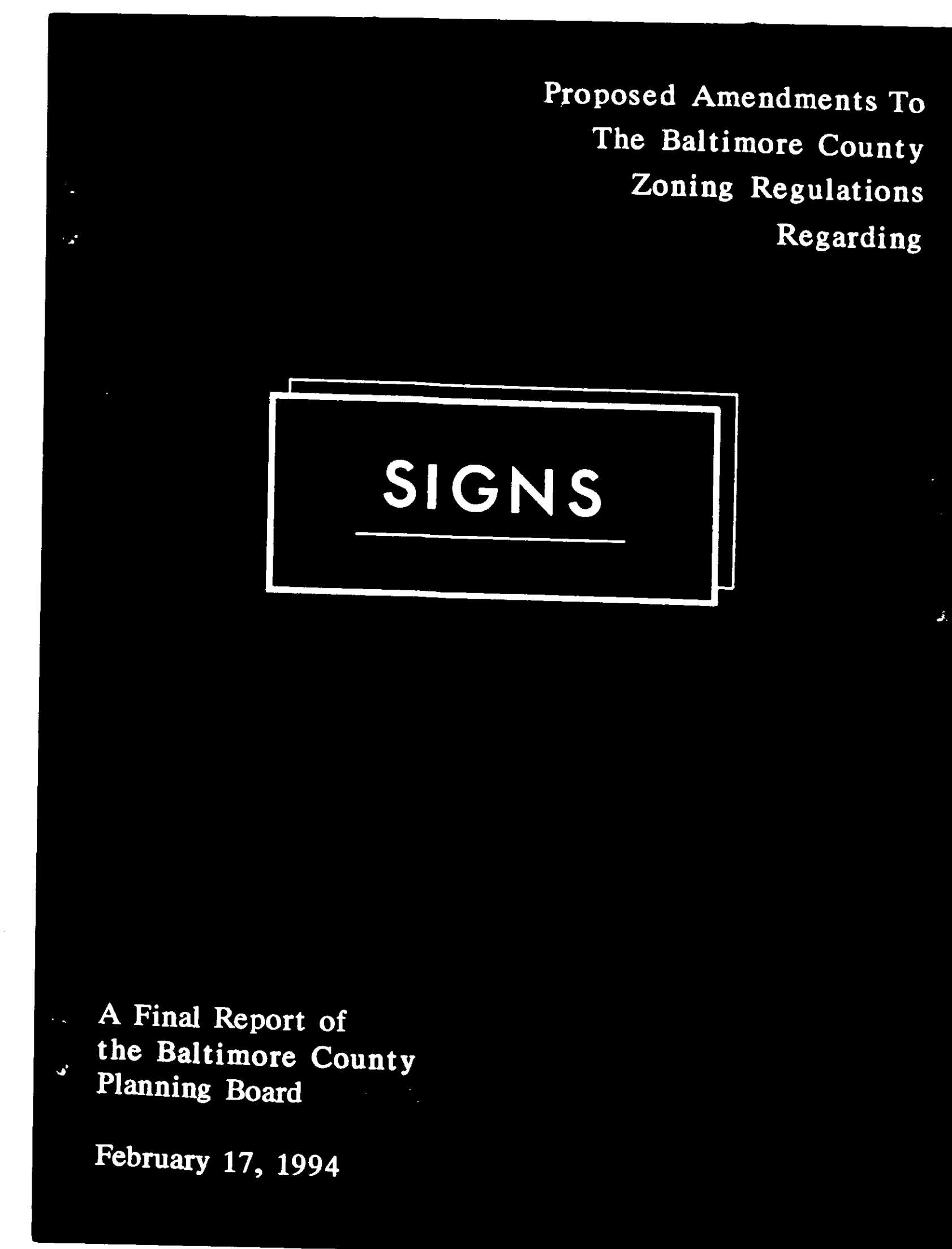
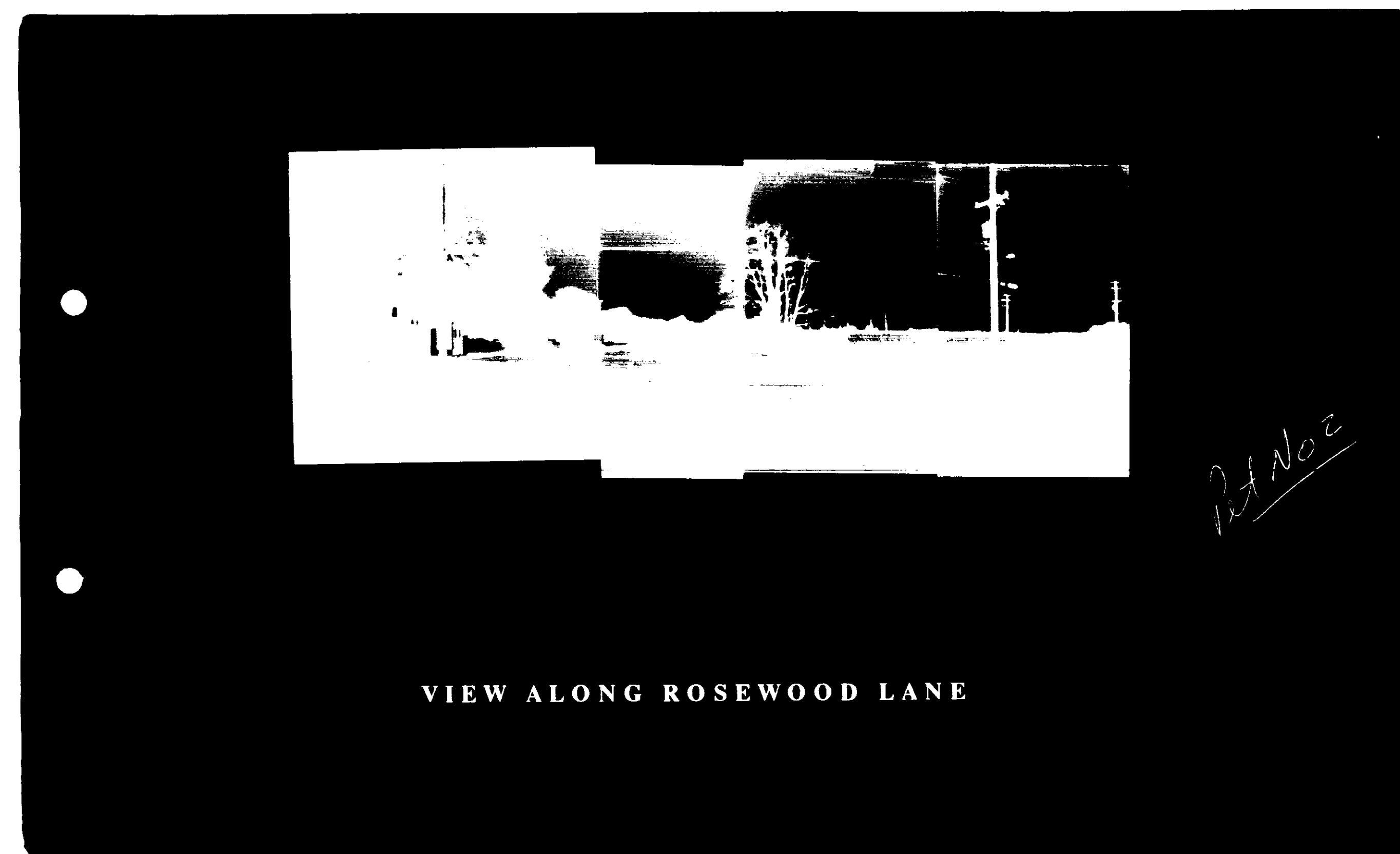
1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

1964













111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

July 25, 1994

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, MD 21204

RE: Case No. 94-523-A, Item No. 510  
Petition for Variance  
Petitioner: Nick K. Frank, et al

Dear Mr. Hoffman:

Enclosed are copies of comments received from Office of Planning  
and Zoning on July 25, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at  
887-3391.

Sincerely,

Julie A. Winiarski  
Julie A. Winiarski  
Office Assistant

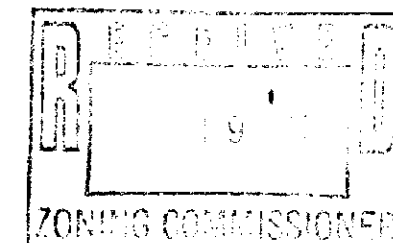
Enclosure

RE: PETITION FOR VARIANCE \*  
10245 Reisterstown Road, S/S \*  
Rosewood Lane, 68.14 feet E of c/l \*  
Reisterstown Road, 4th Election Dist. \*  
3rd Councilmanic \*  
Nick K. Frank, et ux. \*  
Petitioner \*  
\* \* \* \* \*

BEFORE THE \*  
ZONING COMMISSIONER \*  
FOR BALTIMORE COUNTY \*  
CASE NO.: 94-523-A \*  
\* \* \* \* \*

#### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-  
captioned matter. Notice should be sent of any hearing dates or other  
proceedings in this matter and of the passage of any preliminary or  
final Order.



Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of July, 1994, a copy of  
the foregoing Entry of Appearance was mailed to Robert A. Hoffman,  
Esquire, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD  
21204, attorney for Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

Dear Neighbor:

The new Boston Chicken is requesting a zoning change to allow them  
to install a larger sign; an expansion from 100 to 161.53 square  
feet, a ballooning of over 61%.

The zoning hearing will be held in the Old Courthouse, 401  
Washington Ave, Towson, 11:00 am, room 118. We encourage all who  
are able, to attend and express their views.

Many in the Dunbar Association feel that the present size allowed  
is more than adequate and the request should be denied. Increasing  
the size of this or any signage can only lead to a continued  
deteriorating aesthetic blight in our neighborhood.

Please sign below and indicate your opinion: For a Larger Sign, or  
Against a Larger Sign.

Name	Address	FOR/AGAINST
Barry Wood	12 Woodcrest Ct. Baltimore, Md	X
Amie A. Shobana	10231 Reisterstown Rd. Owingsville, Md	X
Michelle A. Demilio	616 Cylburn Rd. 21029	X
Wm. Yung	1123 Reisterstown Rd. Baltimore	X
Carol Galt	10101 Reisterstown Rd. Owingsville	X
Bridgeth Thorton	10109 Reisterstown Rd. Owingsville	X
John F. Kelly	10109 Reisterstown Rd. Owingsville	X
Thomas E. Kelly	10210 Reisterstown Rd. Owingsville	X
Wolfgang	10244 Reisterstown Rd. Owingsville	X

Dear Neighbor:

The new Boston Chicken is requesting a zoning change to allow them  
to install a larger sign; an expansion from 100 to 161.53 square  
feet, a ballooning of over 61%.

The zoning hearing will be held in the Old Courthouse, 401  
Washington Ave, Towson, 11:00 am, room 118. We encourage all who  
are able, to attend and express their views.

Many in the Dunbar Association feel that the present size allowed  
is more than adequate and the request should be denied. Increasing  
the size of this or any signage can only lead to a continued  
deteriorating aesthetic blight in our neighborhood.

Please sign below and indicate your opinion: For a Larger Sign, or  
Against a Larger Sign.

Name	Address	FOR/AGAINST
Barry Wood	12 Woodcrest Ct. Baltimore, Md	X
Amie A. Shobana	10231 Reisterstown Rd. Owingsville, Md	X
Michelle A. Demilio	616 Cylburn Rd. 21029	X
Wm. Yung	1123 Reisterstown Rd. Baltimore	X
Carol Galt	10101 Reisterstown Rd. Owingsville	X
Bridgeth Thorton	10109 Reisterstown Rd. Owingsville	X
John F. Kelly	10109 Reisterstown Rd. Owingsville	X
Thomas E. Kelly	10210 Reisterstown Rd. Owingsville	X
Wolfgang	10244 Reisterstown Rd. Owingsville	X

Dear Neighbor:

The new Boston Chicken is requesting a zoning change to allow them  
to install a larger sign; an expansion from 100 to 161.53 square  
feet, a ballooning of over 61%.

The zoning hearing will be held in the Old Courthouse, 401  
Washington Ave, Towson, 11:00 am, room 118. We encourage all who  
are able, to attend and express their views. 28 JUL 94 THR

Many in the Dunbar Association feel that the present size allowed  
is more than adequate and the request should be denied. Increasing  
the size of this or any signage can only lead to a continued  
deteriorating aesthetic blight in our neighborhood.

Please sign below and indicate your opinion: For a Larger Sign, or  
Against a Larger Sign.

Name	Address	FOR/AGAINST
James A. Hoffman	1 Harmon Rd. Owingsville	X
Robert A. Hoffman	2 Harmon Rd.	X
James A. Hoffman	6 Harmon Rd.	X
James A. Hoffman	8 Harmon Rd.	X
James A. Hoffman	10 Harmon Rd.	X
James A. Hoffman	23 Bradbury Rd.	X
James A. Hoffman	23 Bradbury Rd.	X
James A. Hoffman	25 Bradbury Rd.	X
James A. Hoffman	29 Bradbury Rd.	X
James A. Hoffman	31 Bradbury Rd.	X
James A. Hoffman	33 Bradbury Rd.	X
James A. Hoffman	35 Bradbury Rd.	X
James A. Hoffman	37 Bradbury Rd.	X
James A. Hoffman	39 Bradbury Rd.	X

Dear Neighbor:

The new Boston Chicken is requesting a zoning change to allow them  
to install a larger sign; an expansion from 100 to 161.53 square  
feet, a ballooning of over 61%.

The zoning hearing will be held in the Old Courthouse, 401  
Washington Ave, Towson, 11:00 am, room 118. We encourage all who  
are able, to attend and express their views.

Many in the Dunbar Association feel that the present size allowed  
is more than adequate and the request should be denied. Increasing  
the size of this or any signage can only lead to a continued  
deteriorating aesthetic blight in our neighborhood.

Please sign below and indicate your opinion: For a Larger Sign, or  
Against a Larger Sign.

Name	Address	FOR/AGAINST
James A. Hoffman	1 Harmon Rd. Owingsville	X
Robert A. Hoffman	2 Harmon Rd.	X
James A. Hoffman	6 Harmon Rd.	X
James A. Hoffman	8 Harmon Rd.	X
James A. Hoffman	10 Harmon Rd.	X
James A. Hoffman	23 Bradbury Rd.	X
James A. Hoffman	23 Bradbury Rd.	X
James A. Hoffman	25 Bradbury Rd.	X
James A. Hoffman	29 Bradbury Rd.	X
James A. Hoffman	31 Bradbury Rd.	X
James A. Hoffman	33 Bradbury Rd.	X
James A. Hoffman	35 Bradbury Rd.	X
James A. Hoffman	37 Bradbury Rd.	X
James A. Hoffman	39 Bradbury Rd.	X

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Robert Hoffman	210 Allegheny
JAMES MATIS / G.W. Stephens	658 Potomac Drive Towson 21204
Paul Frank	2209 Dunbar Rd. Lethbridge 21023
IRV ROSEN	905 LIGHT ST. 21230
Anthony K. Bled	620 Wagoner Pkwy #200 Hickory, VA 22070

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Paul A. Lord	23 Bradbury Rd. Owingsville 21117
James A. Hoffman	One Harmon Rd. Owingsville 21117



**Baltimore County Government**  
Office of Zoning Administration and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

**receipt**  
94-523-A

Account: RCF16150  
Item Number: 510

Date: 6-24-94  
Owner: Nick & Angelina Frank  
Contract Purchaser: Taco Bell Corp.  
Site: 10245 Reisterstown Rd.  
#020 - 250.00  
#010 - Sign & Posting 35.00  
Total: 285.00

Please Make Checks Payable to Baltimore County

Cashier Validation

**Baltimore County Government**  
Office of Zoning Administration and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- Posting fees will be assessed and paid to this office at the time of filing.
- Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:  
Item No.: 510  
Petitioner:  
Location:  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: Barbara Ormrod  
ADDRESS: 210 Allegheny Ave.  
Towson, MD 21204  
PHONE NUMBER: 494-6201

**MUST BE SUPPLIED**

**Baltimore County Government**  
Office of Zoning Administration and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

**CASE NUMBER:** 94-523-A (Item 510)  
10245 Reisterstown Road  
S/S Rosewood Lane, 67.14 feet E of c/l Reisterstown Road  
4th Election District - 3rd Councilmanic  
Petitioner(s): Nick K. Frank and Angelina Frank  
HEARING: THURSDAY, JULY 28, 1994 at 11:00 a.m. in Rm. 118 Old Courthouse

Variance to permit a cumulative total of 161.53 square feet (one double-faced sign 68.06 square feet/face and one single-faced sign 25.4 square feet) of business signage in lieu of the maximum permitted 100 square feet of business signage.

**NOTES:** (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

**Baltimore County Government**  
Office of Zoning Administration and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

**CASE NUMBER:** 94-523-A (Item 510)  
10245 Reisterstown Road  
S/S Rosewood Lane, 67.14 feet E of c/l Reisterstown Road  
4th Election District - 3rd Councilmanic  
Petitioner(s): Nick K. Frank and Angelina Frank  
HEARING: THURSDAY, JULY 28, 1994 at 11:00 a.m. in Rm. 118 Old Courthouse

Variance to permit a cumulative total of 161.53 square feet (one double-faced sign 68.06 square feet/face and one single-faced sign 25.4 square feet) of business signage in lieu of the maximum permitted 100 square feet of business signage.

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

**NOTES:** (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

**Baltimore County Government**  
Office of Zoning Administration and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

July 19, 1994

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Case No. 94-523-A, Item No. 510  
Petition for Variance  
Petitioner: Nick K. Frank, et al.

Dear Mr. Hoffman:

The Zoning Planning Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on June 24, 1994 and scheduled for a hearing accordingly. Any filing on June 24, 1994 and scheduled for a hearing accordingly. Any filing on June 24, 1994 and scheduled for a hearing accordingly. Any filing on June 24, 1994 and scheduled for a hearing accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

**Maryland Department of Transportation**  
State Highway Administration  
U. James Lightner  
Secretary  
Hal Kassoff  
Administrator

7-9-94

Ms. Charlotte Minton  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 4510 (JOS)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*Bob Small*  
for DAVID N. KATSEY, ACTING CHIEF  
John Comestabile, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**Baltimore County Government**  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, MD 21286-5500 (410) 887-4500

DATE: 07/01/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW  
LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 492, 503, 505 AND 510.

**RECEIVED**  
JUL 5 1994  
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 587-4881, MS-1102F

CC: File

**BALTIMORE COUNTY, MARYLAND**  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: July 18, 1994

SUBJECT: 10245 Reisterstown Road

**INFORMATION:**

Item Number: 510  
Petitioner: Nick K. Frank  
Property Size: \_\_\_\_\_  
Zoning: D.L.-A.S.  
Requested Action: \_\_\_\_\_  
Hearing Date: 7/28/94

**SUMMARY OF RECOMMENDATIONS:**

Based upon the information provided and analysis conducted, staff offers the following comments:

The proposed sign regulations would permit one freestanding Enterprise sign per frontage, up to 75 square feet per side. Two menu boards, up to 50 square feet (one side only) would also be permitted.

The signage proposed for this site (one freestanding sign, 68 square feet per side and a 25 square foot menu board) is only 50% of the number of signs which would be permitted by the new regulations. The size of both proposed signs is less than what would be permitted by the new regulations. The new regulations do not attempt to not permit signs in cases where the building itself could be considered a sign.

The petitioner could conform with the current regulations (and the proposed new regulations) by downsizing the double-faced sign to about 30 square feet per side. This would probably be much smaller than other signs in the vicinity, as well as less than half the maximum permitted by the new regulations. Based on the proposed sign regulations, staff supports the applicant's request.

Prepared by: *Jeffrey W. Long*  
Division Chief: *Earl L. Kimo*

PK/JLW  
ZAC 510/PZONE/ZAC1

Pg. 1



